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Planning Division
City of Beaverton
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CITY OF BEAVERTON
DEC 17 2018
COMMUNITY DEVELOPMENT

From:
Rushang Shah
718 NW 118th Ave, #103
Beaverton, OR 97229

December 14, 2018

Case File No. ADJ2018-0007 / DR2018-0151
Opposition for Public Record to the Timberland Middle School Parking Lot Expansion.

Dear Planning Commission,

Please allow these written comments to be part of the staff report for the hearing regarding the Timberland Middle School Parking Lot Expansion.

I strongly oppose the proposal to modify the previously approved Design Review Three permit for the Timberland Middle School in April 2015. I own property in the Timberland Reserve Community which is adjacent to the north end of Timberland Middle School, close to the existing parking lot.

1/ There were guidelines for the original design approval in 2015 for adequate parking spaces to meet the school's faculty/staff estimates (97 parking spaces) . To propose providing a 64% increase to the original plan only two years after the opening of the school demonstrates either extremely poor or purposefully misleading planning by the City of Beaverton and/or Beaverton School District.

If this was purposefully misleading planning, as evidenced by this proposal coming almost immediately upon completion of the development of the school, and the fact that this was not disclosed to the community in the original plan, then this proposal demonstrates gross misrepresentation and a seemingly fraudulent original plan.

2/ Homes were purchased and leased based upon a view of a quiet green space separation developed according to the original plans. Only two years after the entire Timberland Middle School project is completed, the parking lot expansion proposal lands as a bait and switch tactic.

3/ When the school formally becomes a middle school in 2020/2021, the districting for students and staff should be close enough for walking, biking, buses, the use of public transportation. Additional parking should not be necessary, and this proposal should become moot.

Request for more data

Request 1

I would like to request examples of land use cases in recent history for the City of Beaverton where parking space additions beyond 50% of the originally planned spaces were made within 2 years of completion of development of land.

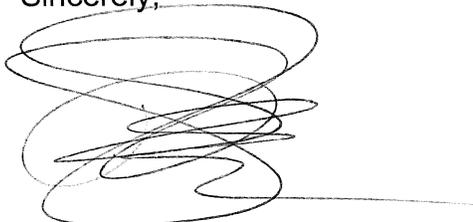
Request 2

Estimates of parking spaces is generally proportional to the faculty/staff count at the school. What was the original estimate of faculty/staff count at the school? What are the actual figures of faculty/staff?

Proposing a 64% increase in parking spaces – 61 spaces, or the size of a mid-sized shopping center parking lot – is unacceptable.

With all due respect to those at the City of Beaverton Planning Commission, please do not become complicit and approve this ill-conceived and potentially litigious parking lot expansion.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Rushang Shah